



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE  
REFER TO FILE: **B-2**

June 27, 2002

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION  
APPEALS BOARD  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for abatement of public nuisance at the following locations for approval:

41135 Fieldspring Street, Lake Los Angeles  
5158 West Avenue L, Lancaster  
17009 East Cypress Street, Covina  
17604 Sweetaire Avenue, Lancaster

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99. The Building Code also provides for a Building Rehabilitation Appeals Board, appointed by your Board, for the purpose of hearing appeals on matters concerning public nuisances.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance by the County. However, your Board adopted modified procedures which delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

### **Implementation of Strategic Plan Goals**

This action meets the County's Strategic Plan Goals of Service Excellence and Children and Families' Well-Being as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions which constitute a public nuisance. It will require the repair or demolition of a substandard structure and the removal of trash, junk, debris, inoperable vehicles, and overgrown vegetation from private property.

### **FISCAL IMPACT/FINANCING**

No negative fiscal impact or increase in net County cost.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

**ADDRESS: 41135 Fieldspring Street, Lake Los Angeles**

**FINDING AND ORDER:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by July 9, 2002.

### **List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Wrecked, dismantled, or inoperable vehicles or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 5158 West Avenue L, Lancaster**

**FINDING AND ORDER:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: That the structure be repaired per noted defects or demolished by July 30, 2002. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is dilapidated, apparently abandoned, and damaged by vandals.
3. Portions of the exterior wall covering are damaged and lack a protective coat of paint.
4. Doors and windows are broken.
5. The electrical service is missing.
6. Electrical wiring on the exterior is unsafe due to exposed conductors.
7. The dwelling lacks hot and cold running water to the required plumbing fixtures.
8. The water heater is noncomplying.
9. The premises contain attractive nuisances dangerous to children, i.e., junk and overgrown vegetation.

**ADDRESS: 17009 East Cypress Street, Covina**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by July 9, 2002, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by July 9, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Trash and debris scattered about the premises.
4. Abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof stored for unreasonable periods on the premises.

- Alfa Romero, Alfetta GT (no identification)
- Pontiac, Sunbird SE (no identification)

**ADDRESS: 17604 Sweetaire Avenue, Lancaster**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by July 9, 2002, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by July 9, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, dead trees, weeds, and debris constituting an unsightly appearance.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash and junk scattered about the premises.
5. Abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof stored for unreasonable periods on the premises.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring property so as to interfere with the comfortable enjoyment of life and property.

The Honorable Board of Supervisors  
June 27, 2002  
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At such time as this recommendation is adopted, please return an approved copy of this letter to Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

TEG:pc  
P:REHAB/BOARDLET/FO5

cc: Chief Administrative Office  
Executive Office  
County Counsel